

Springs August Market Report

Villa | Townhouse

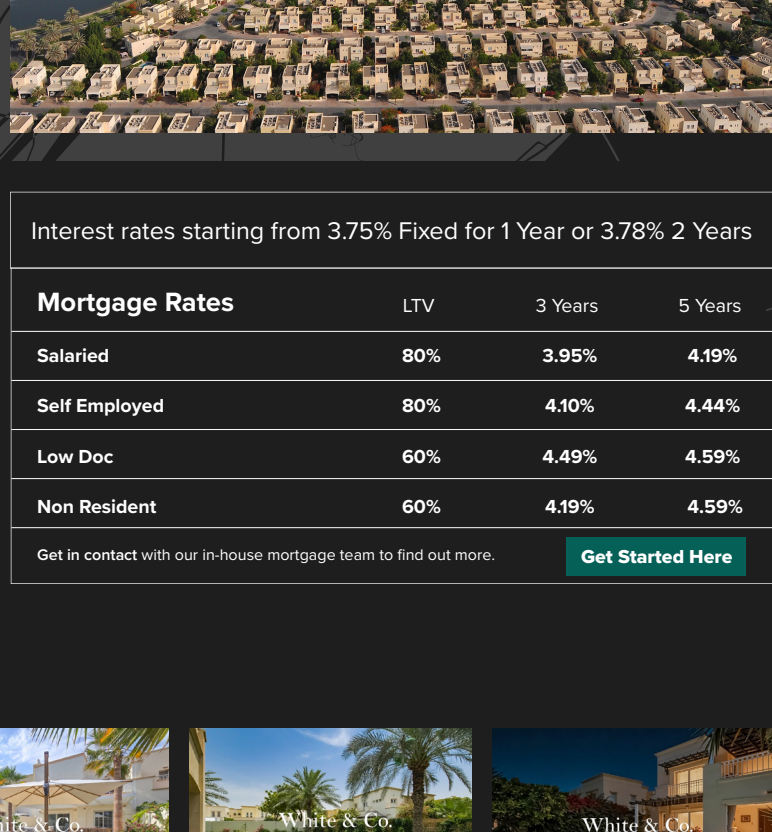
No.1 for Secondary Sales in Dubai, 2026 — Property Finder & Bayut



NEWS

The Springs sees renewed demand before schools reopen

The Springs is well positioned for the return of families, with nearby schools, lakes, parks and established community facilities supporting its appeal. Mature villas and quieter streets continue attracting buyers seeking a ready family environment, particularly those prioritising convenient school access, greenery and established amenities as the new academic year begins.



NEWS

White & Co.

The summer did not empty out. July closed at AED 34.9m across 13,930 sales, up 6.9% on June, with off-plan at 69% of deals. August held the pace. Renters are where the movement is; market is seeing Q2 rents down 4 to 6.5%, and 28,300 units land in H2. Pricing to current evidence is the whole game into Q4.

Hot Properties for Sale

Spring 14, Springs
AED 6,000,000
3 Bed, 3 Bath, 2,456 sqft

Spring 9, Springs
AED 6,200,000
3 Bed, 3 Bath, 2,457 sqft

Spring 9, Springs
AED 6,500,000
3 Bed, 3 Bath, 2,745 sqft

Spring 3, Springs
AED 7,200,000
3 Bed, 3 Bath, 2,748 sqft

Spring 12, Springs
AED 7,200,000
3 Bed, 3 Bath, 3,000 sqft

Recent White & Co. Sales

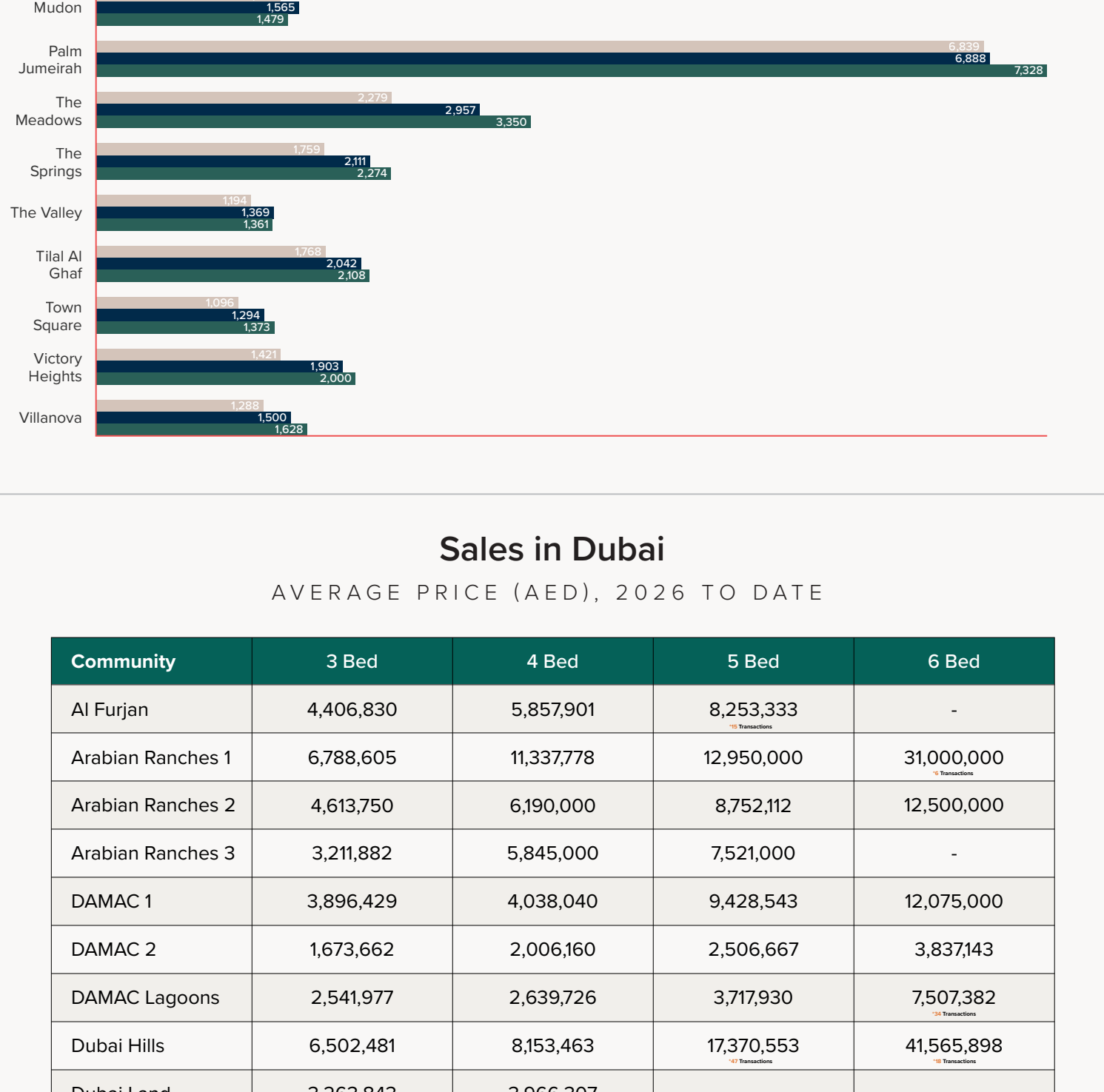
Spring 11, Springs
AED 3,150,000
2 Bed, 3 Bath, 1,936 sqft

Spring 1, Springs
AED 3,900,000
2 Bed, 2 Bath, 1,823 sqft

Spring 3, Springs
AED 4,150,000
2 Bed, 3 Bath, 2,004 sqft

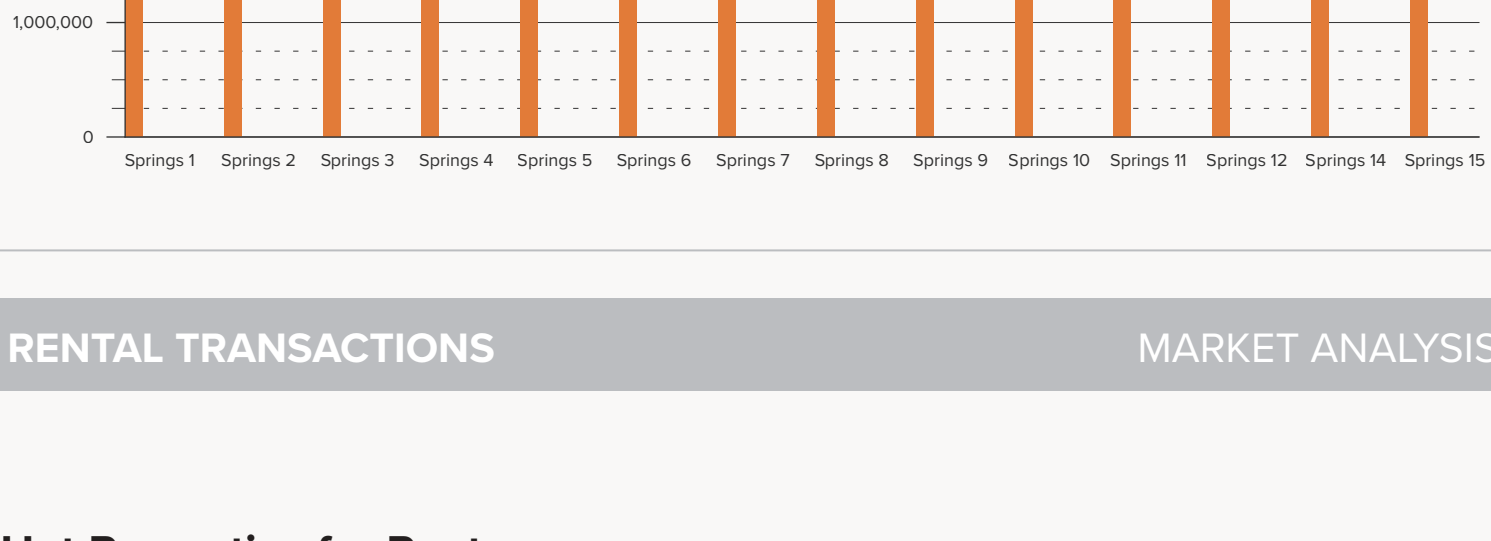
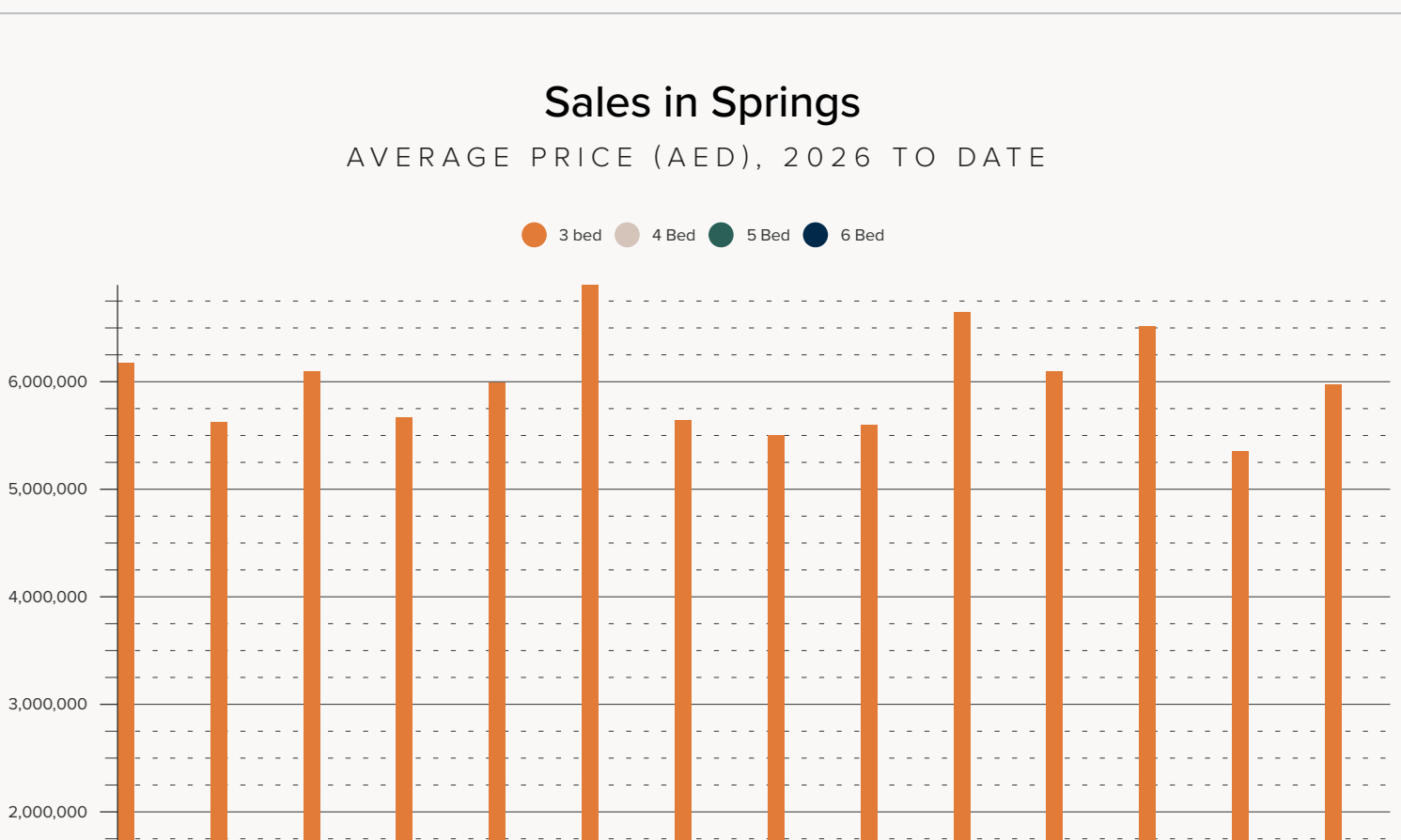
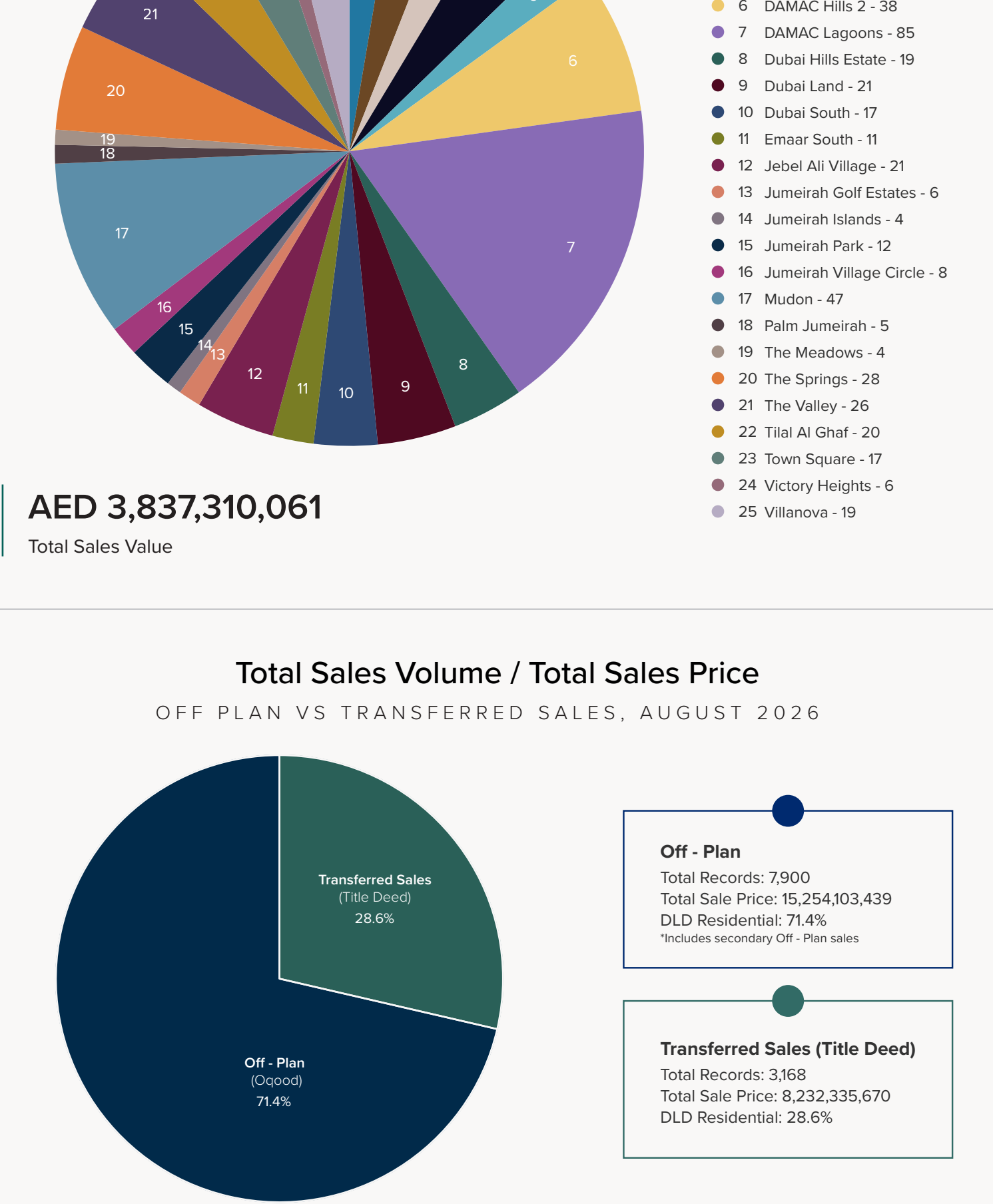
Spring 2, Springs
AED 5,400,000
3 Bed, 4 Bath, 3,600 sqft

Spring 15, Springs
AED 7,200,000
3 Bed, 4 Bath, 3,000 sqft



Sales in Dubai
AVERAGE PRICE (AED), 2026 TO DATE

Community	3 Bed	4 Bed	5 Bed	6 Bed
Al Furjan	4,406,830	5,857,901	8,253,333	-
Arabian Ranches 1	6,788,605	11,337,778	12,950,000	31,000,000
Arabian Ranches 2	4,613,750	6,190,000	8,752,112	12,500,000
Arabian Ranches 3	3,211,882	5,845,000	7,521,000	-
DAMAC 1	3,896,429	4,038,040	9,428,543	12,075,000
DAMAC 2	1,673,662	2,006,160	2,506,667	3,837,143
DAMAC Lagoons	2,541,977	2,639,726	3,717,930	7,507,382
Dubai Hills	6,502,481	8,153,463	17,370,553	41,565,898
Dubai Land	3,263,843	3,966,307	-	-
Dubai South	2,837,659	3,984,398	6,947,620	13,275,000
Emaar South	2,684,069	3,670,008	7,510,720	-
Jebel Ali Village	4,433,265	6,212,344	11,516,667	-
JGE	5,161,639	11,278,895	21,017,941	29,684,722
Jumeirah Islands	-	22,156,218	45,249,107	-
Jumeirah Park	8,673,158	9,187,833	11,570,264	-
JVC	3,204,239	3,438,750	3,250,000	-
Mudon	3,522,624	4,607,416	5,050,000	-
Palm Jumeirah	21,000,000	41,569,522	52,703,846	84,750,000
The Meadows	10,468,750	12,816,000	14,254,048	17,673,333
The Springs	5,878,963	-	-	-
The Valley	2,723,453	4,076,048	9,181,986	-
Tilal Al Ghaf	3,947,277	6,416,526	12,935,500	24,165,875
Town Square	2,836,231	3,538,000	-	-
Victory Heights	5,413,333	6,501,050	-	-
Villanova	2,921,032	3,721,591	7,200,000	-



RENTAL TRANSACTIONS

MARKET ANALYSIS

Hot Properties for Rent

Spring 2, Springs
AED 290,000
3 Bed, 3 Bath, 2,456 sqft

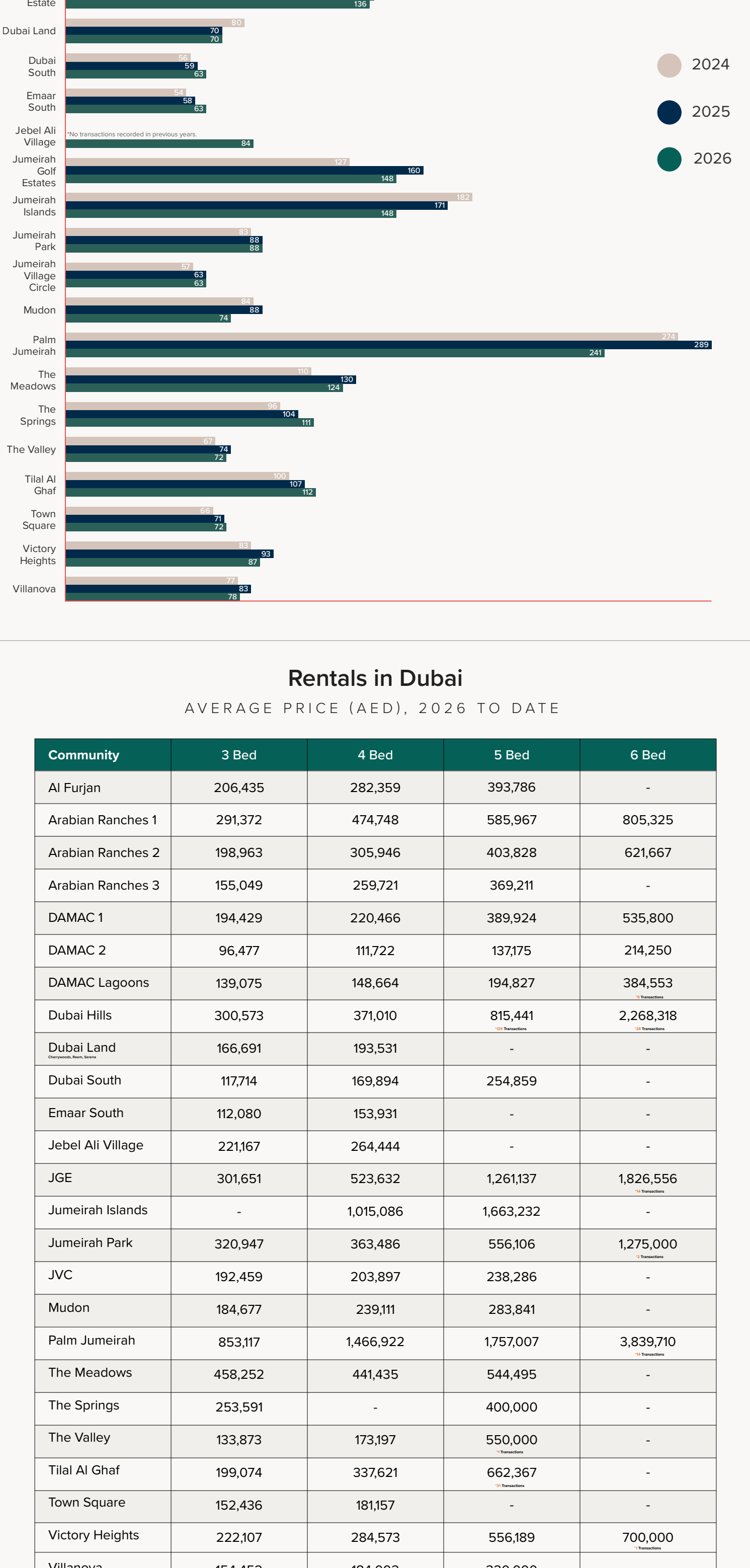
Spring 8, Springs
AED 330,000
3 Bed, 4 Bath, 2,745 sqft

Spring 5, Springs
AED 365,000
4 Bed, 4 Bath, 2,765 sqft

Spring 9, Springs
AED 375,000
3 Bed, 4 Bath, 2,745 sqft

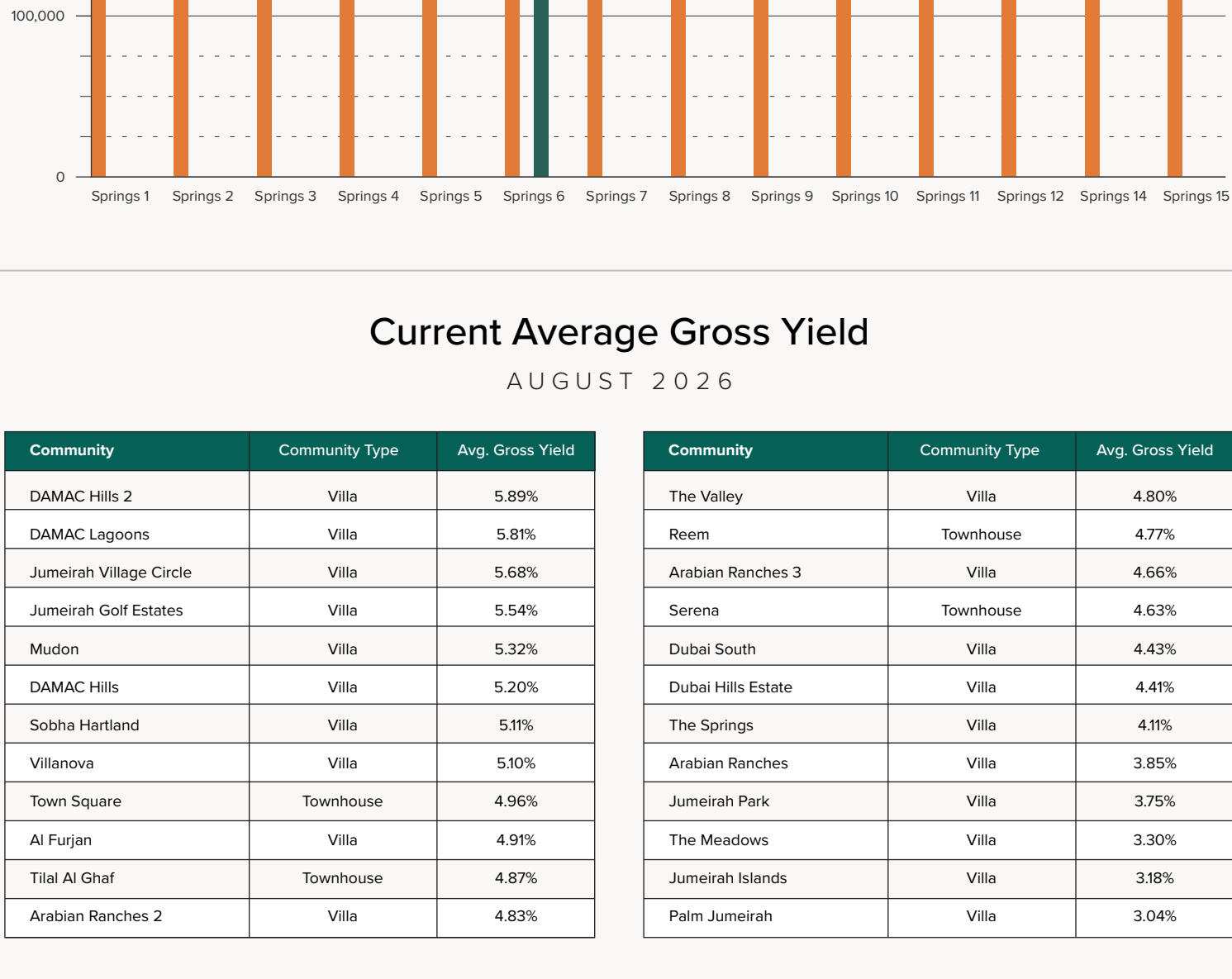
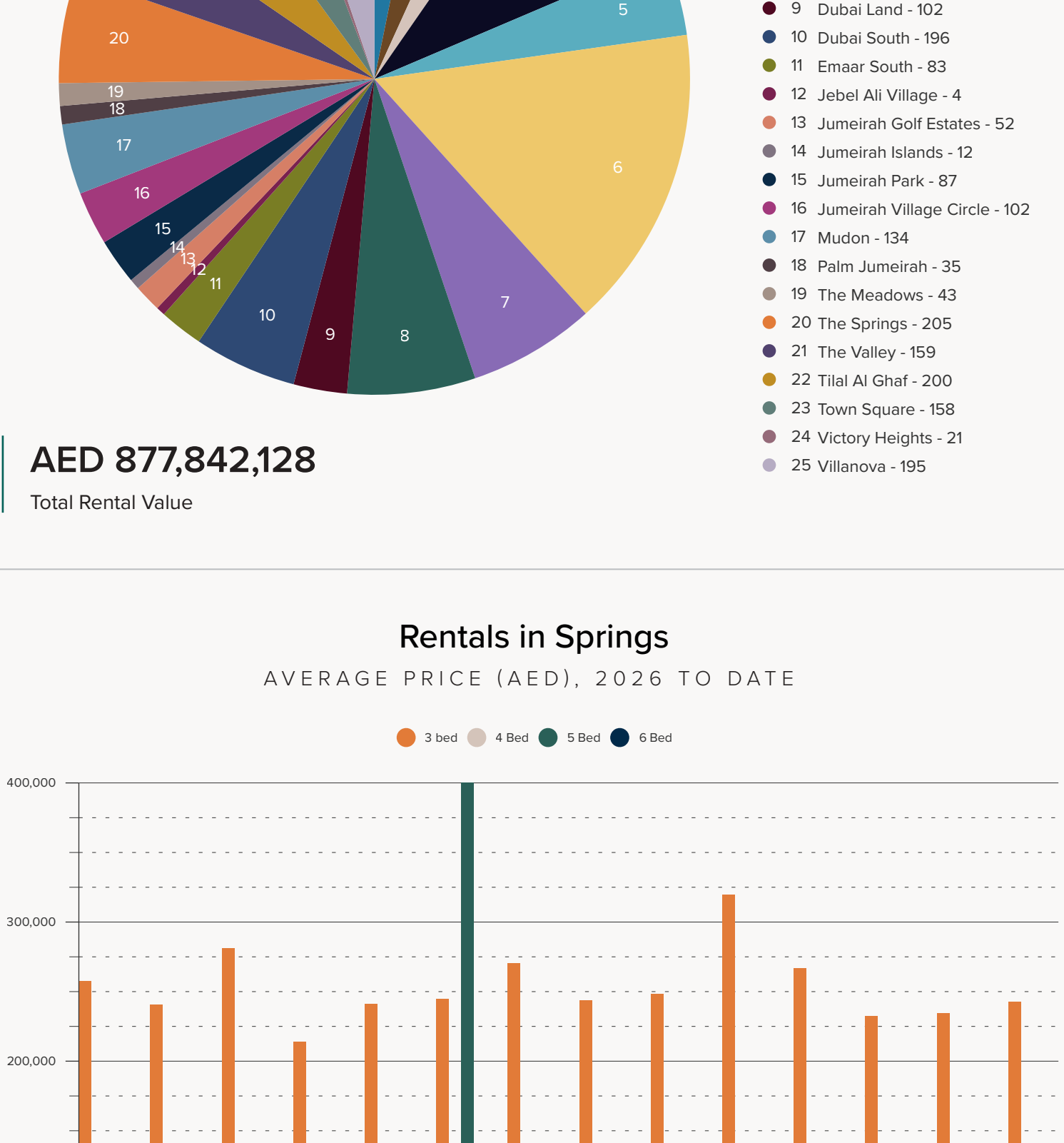
Spring 10, Springs
AED 415,000
4 Bed, 4 Bath, 3,896 sqft

Rentals Increase/Decrease of Price/Sq.ft in Dubai



Rentals in Springs
AVERAGE PRICE (AED), 2026 TO DATE

Community	3 Bed	4 Bed	5 Bed	6 Bed
Al Furjan	206,435	282,359	393,786	-
Arabian Ranches 1	291,372	474,748	585,967	805,325
Arabian Ranches 2	198,963	305,946	403,828	621,667
Arabian Ranches 3	155,049	259,721	369,211	-
DAMAC 1	194,429	220,466	389,924	535,800
DAMAC 2	96,477	111,722	137,175	214,250
DAMAC Lagoons	139,075	148,664	194,827	384,553
Dubai Hills	300,573	371,010	815,441	2,268,318
Dubai Land	166,691	193,531	-	-
Dubai South	117,714	169,894	254,859	-
Emaar South	112,080	153,931	-	-
Jebel Ali Village	221,167	264,444	-	-
JGE	301,651	523,632	1,261,137	1,826,556
Jumeirah Islands	-	1,015,086	1,663,232	-
Jumeirah Park	320,947	303,486	556,106	1,275,000
JVC	192,459	203,897	238,286	-
Mudon	184,677	239,111	283,841	-
Palm Jumeirah	853,117	1,466,922	1,757,007	3,839,710
The Meadows	458,252	441,435	544,495	-
The Springs	253,591	-	400,000	-
The Valley	133,873	173,197	550,000	-
Tilal Al Ghaf	199,074	337,621	662,367	-
Town Square	152,436	181,157	-	-
Victory Heights	222,107	284,573	556,189	700,000
Villanova	154,452	184,002	320,000	-



Current Average Gross Yield

AUGUST 2026

Community	Community Type	Avg. Gross Yield
DAMAC Hills 2	Villa	5.89%
DAMAC Lagoons	Villa	5.81%
Jumeirah Village Circle	Villa	5.68%
Jumeirah Golf Estates	Villa	5.54%
Mudon	Villa	5.32%
DAMAC Hills	Villa	5.20%
Sobha Hartland	Villa	5.11%
Villanova	Villa	5.10%
Town Square	Townhouse	4.96%
Al Furjan	Villa	4.91%
Tilal Al Ghaf	Townhouse	4.87%
Arabian Ranches 2	Villa	4.83%

Community	Community Type	Avg. Gross Yield
The Valley	Villa	4.80%
Reem	Townhouse	4.77%
Arabian Ranches 3	Villa	4.66%
Serena	Townhouse	4.63%
Dubai South	Villa	4.43%
Dubai Hills Estate	Villa	4.41%
The Springs	Villa	4.31%
Arabian Ranches	Villa	3.85%
Jumeirah Park	Villa	3.75%
The Meadows	Villa	3.30%
Jumeirah Islands	Villa	3.18%
Palm Jumeirah	Villa	3.04%

Total Sales & Rentals in Dubai

2026 TO DATE

Total Volume	Total Volume	Total Value
DAMAC Lagoons	602	2,063,399,530
The Valley	239	829,717,544
Dubai South	225	832,361,789
The Springs	230	1,072,505,930
DAMAC Hills 2	218	404,405,080
Dubai Land	195	664,765,955
Dubai Hills Estate	186	2,462,018,170
Arabian Ranches 3	189	932,361,180
DAMAC Hills	171	923,269,789
Al Furjan	168	1,010,939,044
Tilal Al Ghaf	172	1,428,763,624
Mudon	194	766,718,414
Town Square	161	484,703,943
Arabian Ranches	161	1,436,973,998
Emaar South	135	424,257,410
Villanova	140	460,855,000
JGE	115	1,820,203,000
JVC	111	363,415,000
Jumeirah Park	87	825,050,014
The Meadows	57	756,505,000
Arabian Ranches 2	62	385,371,894
Jebel Ali Village	69	384,076,000
Palm Jumeirah	49	2,919,109,957
Victory Heights	48	467,349,950
Jumeirah Islands	38	1,003,586,516

RENTALS	Total Volume	Total Value
DAMAC Hills 2	1,791	184,238,133
Arabian Ranches 3	835	199,268,794
Dubai South	702	102,535,807
Villanova	584	97,922,404
The Springs	579	128,880,373
Dubai Hills Estate	613	460,546,826
Tilal Al Ghaf	547	18,336,232
Dubai Land	547	191,075,875
Town Square	540	88,336,232
Mudon	495	106,623,847
The Valley	511	76,096,612
Al Furjan	463	138,078,150
Emaar South	466	60,649,255
DAMAC Lagoons	502	84,409,795
DAMAC Hills	460	122,531,798
Arabian Ranches	380	148,612,947
JVC	347	69,226,204
Jumeirah Park	244	112,855,690
Arabian Ranches 2	242	75,644,219
JGE	152	129,553,468
The Meadows	122	77,326,999
Victory Heights	114	47,559,900
Palm Jumeirah	105	313,292,560
Jumeirah Islands	40	63,090,000
Jebel Ali Village	16	3,928,169